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City Assistance Would Preserve, Rehabilitate Mark Twain Hotel

One of the Near North Side's last remaining residential hotels would be preserved and rehabilitated as an affordable, single room occupancy (SRO) building through financial assistance proposed to City Council today by Mayor Rahm Emanuel.

The Mark Twain Hotel at 111 W. Division St. would be assisted by the City of Chicago with a \$30 million bond issue, a \$5 million multi-family loan and \$1.3 million in Low Income Housing Tax Credits that would generate \$12.3 million in equity for a 148-unit rehabilitation project.

Work on the \$52.8 million project started in late 2016, following the building's acquisition by NHP Foundation through Mayor Emanuel's SRO Preservation Initiative. Enhancements will include the addition of private kitchenettes; rehabilitated private bathrooms; all new plumbing, mechanical, and electrical systems; new elevators; a roof deck; and restoration of the vintage facade and lobby.

Rental assistance would be provided by the Chicago Housing Authority for 141 units. The remaining seven units would be made affordable to residents at up to 80 percent of area median income (AMI).

Designed in the Art Deco style with beige brick and white terra cotta accents by architect Harry Glabe, the five-story building opened as a rooming hotel in 1930, reportedly charging \$7 a week. As an important housing resource for area workers, and having survived extensive urban renewal and street widening projects that cleared many nearby blocks in the 1960s, the building was listed on the National Register of Historic Places in May 2017.

Additional project funding would include a \$908,000 private loan, a \$148,000 ComEd energy grant and \$4.8 million in historic tax credits.

Mayor Emanuel's SRO Preservation Initiative has saved 10 other SRO buildings consisting of more than 1,500 total units since 2015.

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Three Affordable Housing Projects Proposed For Near West, South Sides

More than 210 units of affordable housing would be built on the Near West and South sides through financial proposals introduced today to City Council by Mayor Rahm Emanuel.

4400 Grove, 4424-34 S. Cottage Grove Ave.

The \$37 million first phase of 4400 Grove would be constructed on the southwest corner of 44th Street and Cottage Grove Avenue in Grand Boulevard by Brinshore Development and Michaels Development Co. Featuring 84 units in a pair of four-story buildings with ground floor commercial spaces, the project would rise on the site of the former Washington Park Homes public housing complex. Twenty-one of the units would be reserved for Chicago Housing Authority (CHA) residents, 34 units would be affordable at 60 percent of area median income (AMI) and the remaining 29 units would be offered at market rates. City support would include \$7.2 million in Tax Increment Financing, \$1.9 million in Low Income Housing Tax Credits that would generate \$17.8 million in equity, and \$783,000 in donations tax credit equity. Amenities would include computer and community rooms, a public plaza, park space and on-site parking.

Johnson and Butler-Lindon Apts., 6230 S. Dorchester Ave. & 6146 S. Kenwood Ave.

The \$26 million rehabilitation of Woodlawn's Johnson and Butler-Lindon apartment buildings would provide 106 affordable units for residents at risk of homelessness. The JBL Preservation Associates LP project would include new kitchens and bathrooms, plumbing and electrical fixtures, new windows and roofs, and masonry repairs. All of the units would be affordable at up to 60 percent of AMI. Up to 84 units would receive rental assistance from the CHA or Illinois Housing Development Authority (IHDA). City assistance would include a new \$6 million loan and the assumption of an existing \$5.7 million loan. The developer purchased the two properties from the Woodlawn East Community and Neighbors (WECAN) organization in 2017.

Warren Apartments, 1527 W. Warren Blvd. and 1548 W. Madison St.

The \$28.2 million Warren Apartments would be constructed on the Near West Side by Warren Ashland LP. The project would include adjacent, seven- and three-story buildings consisting of 75 units, 60 of which would be made available for tenants earning up to 60 percent AMI. The remainder would be made available at market rates. City assistance would include a \$4.3 million multi-family loan and the sale of seven vacant lots collectively valued at \$2.8 million for \$1 each.

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Two-Phase Project Would Create New River North Fire Station

An unprecedented public-private redevelopment agreement would create a new Engine Co. 42 fire station in the base of a new office tower in River North, under a proposal introduced to City Council today by Mayor Rahm Emanuel.

The new, 30,000-square-foot station would be built for the Chicago Fire Department (CFD) by developer Friedman Properties Ltd. immediately west of the existing Engine Co. 42 station, located on the southwest corner of Dearborn and Illinois streets. Once complete, the current station would be replaced by a 614,000-square-foot office tower that would incorporate the new fire station within its base.

As part of the development agreement, Friedman would pay the City \$5 million for the 14,600-square-foot firehouse property and an adjacent, 3,150-square-foot alley. The developer would also

pay an estimated \$10.9 million in density bonuses to create the 614,000-square-foot tower, which would be clad in glass- and aluminum and include approximately 50 below-grade parking spaces for office workers and fire department personnel. The anticipated address is 444 N. Dearborn St.

The existing station, built in 1968 at 55 W. Illinois St., also houses CFD's Fire Prevention Bureau. Its three-story replacement would offer variety of modern amenities, including an apparatus room, quarters for the crew, offices, and a community room to engage residents and a training room for the Fire Prevention Bureau, among other upgrades.

The original Engine Co. 42 fire station, built in 1887 at 228 W. Illinois St., is a designated City of Chicago landmark.

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New TIF District Would Support Industrial Development on Southeast Side

A new Tax Increment Financing (TIF) district would support industrial development in portions of South Deering, Hegewisch and the East Side under a proposal introduced today to City Council by Mayor Rahm Emanuel.

The proposed 116th/Avenue O TIF district would include 263 acres of land generally bounded by 114th Street on the north, 122nd Street on the south, Avenue O on the east, and the Calumet River on the west. Increment generated by the district would be used to support redevelopment of underutilized and vacant land for uses that leverage the area's industrial assets and transportation network.

A redevelopment plan approved for the district in August by the Community Development Commission anticipates approximately \$25 million would be allocated for costs involving land assembly, environmental remediation, and site prep; \$55 million for public works improvements; and \$10 million for job training, among other eligible expenses.

The site was used for steel production starting in 1901 by Republic Steel, which merged with LTV Steel in 1984. The steel mill was shuttered in 2001.

A portion of the Lake Calumet TIF district boundaries would be amended to accommodate the designation of the new 116th/Avenue O district, which would be the 145th TIF district in the City of Chicago.

For more information visit: cityofchicago.org/tif.

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Landmark Status Proposed for Lake View Church and Parish House

St. Peter's Episcopal Church and adjoining parish house in Lake View would be designated as an official City Landmark under a Landmarks Commission recommendation submitted today to City Council.

The Gothic Revival style buildings at 615-23 W. Belmont Ave. form a visually-cohesive church complex complemented by similar materials and details.

Completed in 1895, the Bedford limestone-clad church was designed by architect William A. Otis with arched windows and doors, buttresses, a corner tower and stained-glass windows that were inspired by 16th century design themes. The handsomely crafted parish house was completed approximately thirty years later by architect William A. Otis with an arched doorway, stone molding, leaded glass windows, and masonry details.

Both buildings possess a strong connection to the growth of the Lake View community in the late 19th and early 20th centuries. The buildings continue to be used for ecclesiastical services, community meetings, activities and socialization.

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TIF Assistance Proposed for Park, School Improvement Projects

A Northwest Side high school and West and South side parks would be improved through Tax Increment Financing (TIF) assistance proposed today to City Council by Mayor Rahm Emanuel.

Addams Medill Park, 1301 W. 14th St.

Addams Medill Park on the Near West side would receive \$7 million in TIF to support the construction of a \$28 million, 100,000-square-foot sports center that would include an indoor track, artificial turf field, basketball courts, club rooms, offices, and storage. The project is part of the Chicago Housing Authority's (CHA) ongoing redevelopment at Roosevelt Square, a multi-phase, mixed-income development at the site of the former ABLA Homes. Other funding sources include \$6 million from the Chicago Park District, \$7 million from the CHA and \$8 million in private donations.

McGuane Park, 2901 S. Poplar Ave.

McGuane Park in Bridgeport would receive \$5.8 million in TIF to support renovations to the park's fieldhouse. Improvements to the 37,000-square-foot, two-story building would include new classrooms, LED lighting, offices, a fitness center, and a new entry addition. TIF would finance the entire cost of the project.

Jacqueline B. Vaughn Occupational High School, 4355 N. Linder Ave.

Vaughn Occupational High School in Portage Park would be partially reimbursed with \$55,000 in TIF for costs associated with ADA improvements to the school. The remainder of the \$542,000 project was paid by the Chicago Public Schools.

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